



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice June 17, 2024

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to cricker@town.arlington.ma.us by Monday, June 17, 2024, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Friday, June 14, 2024, at 12:00 pm.

The Arlington Redevelopment Board will meet Monday, June 17, 2024 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Review Meeting Minutes

7:30 pm The Board will review and vote on meeting minutes from June 10, 2024.

2. Public Hearing: Docket #3799, 5-7 Belknap Street

7:35 pm Notice is herewith given that an application has been filed on April 22, 2024, by Michael Collins, 5-7 Belknap Street LLC, 8 Overlook Road, Stoneham, MA 02180, to open Special Permit Docket #3799 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to demolish the existing two-family building and garage and construct a four-unit residential building located at 5-7 Belknap Street, Arlington, MA, in the R2 Residential District and the Neighborhood Multi-Family Housing Overlay District. The opening of the Docket is to allow the Board to review and approve the proposal under Section 3.4, Environmental Design Review.

- The Board will vote to open and continue the hearing to a later date, pending the Attorney General's approval of changes to the Zoning Bylaws and Map regarding the Multi-Family Housing Overlay Districts.

3. Arlington Master Plan Update Advisory Committee

7:45 pm The Board will appoint a member to be its representative to the AMPUp Advisory Committee.

4. Public Hearing: Docket #3801, 61 Dudley Street

7:50 pm Notice is herewith given that an application has been filed on May 13, 2024, by Mark and Gary Santini, Santini Realty Trust, 60 Dudley Street, Arlington, MA 02474, to open Special Permit Docket #3801 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw

Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to renovate and expand an existing building located at 61 Dudley Street, Arlington, MA, in the Industrial District. The opening of the Docket is to allow the Board to review and approve the project under Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

5. Open Forum

8:50 pm Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation. There is a three-minute time limit to present a concern or request.

6. New Business

9:05 pm

7. Adjourn

9:20 pm (Estimated)



Town of Arlington, Massachusetts

Review Meeting Minutes

Summary:

7:30 pm The Board will review and vote on meeting minutes from June 10, 2024.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	06102024_DRAFT_AMENDED_Minutes_Redevelopment_Board.pdf	06102024 DRAFT AMENDED Minutes Redevelopment Board

Arlington Redevelopment Board
Monday, June 10, 2024, at 7:30 PM
Community Center, Main Hall
27 Maple Street, Arlington, MA 02476
Meeting Minutes

This meeting was recorded by ACMI.

PRESENT: Rachel Zsembery (Chair), Eugene Benson, Shaina Korman-Houston, Kin Lau, Stephen Revilak

STAFF: Claire Ricker, Director of Planning and Community Development; Sarah Suarez, Assistant Director of Planning and Community Development

The Chair called the meeting of the Board to order.

The Chair opened with **Agenda Item 1 – Review Meeting Minutes.**

May 20, 2024, minutes – The Board members had no changes to the minutes. The Chair requested a motion to approve the minutes as submitted. Mr. Benson so moved, Mr. Revilak seconded, and the Board voted 3-0 in favor (Ms. Korman-Houston and Mr. Lau abstained as they were not present at the May 20 meeting).

The Chair moved to **Agenda Item 2 – Public Hearing: Docket #3798, 821 Massachusetts Avenue.**

Ms. Ricker explained that Docket 3798 is a proposal regarding the Atwood House at 821 Mass Ave. The proponent requested to postpone the hearing until July 1, 2024, due to changes in their proposal from retail to office space on the first floor. Mr. Benson had also noted that they used an outdated Special Permit / Environmental Design Review (EDR) application, and Ms. Ricker has asked them to resubmit their proposal using the current application.

Mr. Benson noted that the public notice said, "The opening of the Docket is to allow the Board to review and approve the changes to the exterior under Section 3.4, Environmental Design Review." That is incorrect, because it will be a full EDR and Special Permit review.

The Chair asked for a motion to continue the hearing, which will be for a full EDR and Special Permit review, not the exterior only, to July 1, 2024. Mr. Benson so moved, Mr. Lau seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 3 – Discussion of 1207-1211 Massachusetts Avenue.**

Ms. Ricker explained that after voting to approve an extension to the 1207-1211 Mass Ave hotel project in November 2023, the Board asked developer Jim Doherty to return in six months to update them on the status of the project. Ms. Ricker noted that Mr. Doherty provided a letter of support for the Mass Ave/Appleton redesign project currently in process by the Town.

Mr. Doherty said that he has been in contact with a variety of professionals involved in the project, such as investors, brokers, hotel and restaurant operators, and construction professionals. The development team is currently considering three options for the site:

- The current proposed hotel, which is the preferred approach. The people they spoke with are still interested, despite difficulties in the financial situation. Issues include whether they can reach the goal of 50 rooms, the mix of room types, and the size of common areas. The intention was to include a 3,200-square-foot restaurant, but they heard concerns from restaurant operators about that being too small a space.
- Residential mixed-use development. If they are unable to move forward with the hotel, they will probably pursue this option, with retail and/or office space, but no restaurant.
- Two stand-alone uses. The property consists of two separate parcels, which are differently zoned. 1207 Mass Ave is subject to a mixed-use deed restriction, and 1211 Mass Ave is not.

The developers are hoping for more regular discussion with DPCD and the Board over the next few months as they work through different ideas. Mr. Doherty proposed creating a sub-committee including one or more members of the Board. He plans to return in December with a more concrete plan.

Ms. Korman-Houston asked for clarification about who has been involved with these discussions with Mr. Doherty. He replied that he is speaking with small regional hotel chains. She also asked if they have considered a combination of hotel and residential. Mr. Doherty replied that one of the options under discussion would include condos as well as hotel rooms.

Mr. Doherty said that one current idea is to create more space to allow for a greater mix of room sizes by bringing the front of the second and third floors forward. They would not elongate the building, add height, or expand it in such a way that it moves closer to abutters to the rear. It would retain the driveway in the front, under the overhang of the second and third floors.

Mr. Doherty said that the financial situation is stable, but it is harder than it was to work with investors. He thinks that this is a good opportunity to work with Mass Development and provide an economic benefit to the Town.

Mr. Lau said that he thinks that Mr. Doherty is moving away from what was approved in the original permit and permit extension. The proposed modifications to the plans might involve applying for a new Special Permit. Mr. Doherty replied that he would prefer not to start a new application process, but the feedback he's getting from potential partners is that the plans need some changes. He wants to build the hotel as permitted, as long as it's economically viable.

The Chair said that the Board can provide some guidance as to what sorts of modifications would fall under the current approved Special Permit, versus those that would require a new Special Permit, but first they need to consult with Town Counsel to determine that. Ms. Ricker will follow up with Town Counsel.

Mr. Revilak asked for more information on the feedback Mr. Doherty has gotten from hotel operators about room size. Mr. Doherty replied that they recommended having some rooms that are larger – more appropriate for families and for longer stays, including small kitchens and living space.

Mr. Benson said that if the project changes use, either by adding residential to the hotel or by changing it to mixed-use with commercial and residential, they will likely need a new Special Permit. Changing the size, depending on the scope of the changes, may not require a new Special Permit but only an amendment.

Mr. Benson said that he is not in favor of a subcommittee that includes a Board member; he would prefer that Mr. Doherty come to future Board meetings if he needs feedback from the Board. The Chair agreed. She also noted that Mr. Doherty can bring ideas and questions to DPCD staff, and they can help him determine what needs Board feedback. The other Board members agreed.

The Chair said that the Board and DPCD staff would get back to Mr. Doherty by the end of July with specific information about what modifications would require a new Special Permit. Mr. Doherty agreed to attend the Board meeting on December 2, 2024, with an update. She invited Mr. Doherty to come to any upcoming Board meeting before then if he has questions or requests for clarification. Mr. Lau moved to hold a collaborative meeting with Mr. Doherty on December 2, 2024, or earlier if relevant information is available, to discuss the next steps in the proposed hotel project. Mr. Benson seconded, and the Board approved unanimously.

The Chair moved to **Agenda Item 4 – Open Forum**

The Chair opened the floor for public comment. Seeing no one who wished to speak, she closed public comment.

The Chair moved to **Agenda Item 5 – New Business**

Ms. Ricker said that the Board needs to select a representative to the Arlington Master Plan Update (AMPUp) Advisory Committee. The first committee meeting will be held Thursday, June 13, 2024. Both Mr. Revilak and Mr. Benson plan to attend the first meeting and are considering serving as the Board's representative. The Board will vote on its official representative at the next Board meeting, on June 17, 2024.

Mr. Lau has been speaking with Greg Thompson, the MBTA Development Liaison, about air rights over the MBTA bus turnaround in Arlington Heights. He would like to put out a Request for Proposals (RFP) jointly with the Town and the MBTA, for a mixed-use development above the current building. Mr. Revilak asked if the MBTA needs space for bus storage. Mr. Lau replied that buses only park temporarily at that location to adjust their schedules; there is no overnight bus parking. Mr. Revilak also asked if it would be possible to develop an easement to create a path between Mass Ave and the Minuteman Bikeway, as most of the connections in Arlington Heights are on private property. Mr. Lau said that Arlington Coal and Lumber has a sliver of land going to the Bikeway, and the Town should talk to them about using that land for a connector. Mr. Benson noted that the MBTA is not subject to local zoning, and he is unsure as to whether anyone leasing the air rights would be subject to local zoning. They would need to figure out exactly what the zoning category would be. Mr. Benson said that he was looking at the assessors' database for the property online as he spoke and saw that the property is listed as a little more than half an acre in size and is zoned T (Transportation). Mr. Lau asked if the rest of the Board would be open to discussing parking reductions for anything built on the site, and they agreed that they would. All Board members agreed that it is worth exploring what could be built on the site. Mr. Lau noted that this should be done in conjunction with the Arlington Heights rezoning project. Ms. Ricker noted that a mural is being planned for the bus turnaround building.

The Chair asked for a motion to adjourn. Mr. Lau so moved, and Mr. Benson seconded. The Board voted and approved unanimously.

Meeting **Adjourned** at 8:36.



Town of Arlington, Massachusetts

Public Hearing: Docket #3801, 61 Dudley Street

Summary:

7:50 pm

Notice is herewith given that an application has been filed on May 13, 2024, by Mark and Gary Santini, Santini Realty Trust, 60 Dudley Street, Arlington, MA 02474, to open Special Permit Docket #3801 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to renovate and expand an existing building located at 61 Dudley Street, Arlington, MA, in the Industrial District. The opening of the Docket is to allow the Board to review and approve the project under Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	EDR_memo_Docket_3801_61_Dudley_St.pdf	EDR memo Docket 3801 61 Dudley St
▢ Reference Material	61_Dudley_St_-_EDR_application_-_COMPLETE.pdf	61 Dudley St - EDR application - COMPLETE
▢ Reference Material	61_Dudley_St_-_Drawing_Set_2024-05-08.pdf	61 Dudley St - Drawing Set 2024-05-08
▢ Reference Material	61_Dudley_St_-_Rendered_Elevation_-_24_0610.pdf	61 Dudley St - Rendered Elevation - 24_0610



Town of Arlington, Massachusetts
Department of Planning and Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board
From: Claire V. Ricker, AICP Secretary Ex-Officio
Subject: Environmental Design Review, 61 Dudley Street, Arlington, MA, Docket #3801
Date: June 13, 2024

I. Docket Summary

This is an application by Mark and Gary Santini, Santini Realty Trust, 60 Dudley Street, Arlington, MA 02474, to open Special Permit Docket #3801 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.

The applicant proposes to renovate the existing single family non-conforming residence located at 61 Dudley Street, Arlington, MA, in the Industrial District, into a two-family duplex. The property abuts the Minuteman Bikeway. The opening of the Docket is to allow the Board to review and approve the project under Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.

Approval of this project requires several findings as well as relief from the following requirements:

- *Where feasible, the principal façade of the principal building on the site shall be no more than 10 feet from the front lot line. (§ 5.6.2.D(2))*
- *The required minimum transparency of the ground floor principal façade visible from a public right-of-way shall be 50% of the area measured between 2 and 8 feet in height from the level of the finished sidewalk. (§ 5.6.2.D(3))*
- *The primary building entry shall be connected by an accessible surface to the public sidewalk. (§ 5.6.2.D(3))*

- *Provide a shade tree every 35 linear feet of lot frontage along a public right of way, and to the extent practicable, irrigated planter boxes every 15 linear feet of frontage along a public right of way. (§ 5.6.2.D(5))*
- *For lots that abut the Minuteman Bikeway, two (2) benches or similar permanent seating accessible to the public should be located within the yard adjacent to the Bikeway. (§ 5.6.2.D(5))*
- *A project requiring Environmental Design Review shall include a solar energy system that is equivalent to at least fifty percent of the roof area of the building or buildings that are the subject of the review. (§ 6.4.1)*

Materials submitted for consideration of this application include:

- Application for EDR Special Permit,
- Dimensional and Parking Information,
- Impact Statement,
- Site Plan,
- LEED Checklist,
- Architectural Drawings.

II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

1. Section 3.3.3.A.

The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

The requested use, while not a listed special permit use, is allowable by special permit should the Board make positive findings under Sections 8.1.1.A, 8.1.2.B, 8.1.3.B, and 6.1.10.F(1). To issue a special permit, the Board would need to find that the current non-conforming use may be extended and that the non-conforming use of the structure may be changed to another non-conforming use.

2. Section 3.3.3.B.

The requested use is essential or desirable to the public convenience or welfare.

Although the neighborhood is zoned Industrial, which generally disallows single- and two-family dwellings, other single- and two-family residences exist in the neighborhood and contribute to a diversity of housing options in the Town. The Board can find that this condition is met.

3. Section 3.3.3.C.

The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The proposed duplex residential use is largely the same as the pre-existing, nonconforming use that has been on the site for many years. As such, it will not create any significant additional traffic or pedestrian safety impacts in the area. Moreover, the property abuts the Minuteman Bikeway, which increases the likelihood that residents will travel by bike to their destinations. The existing sidewalk in front of the property will remain and be repaired as appropriate. The Board can find that this condition is met.

4. Section 3.3.3.D.

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The proposed duplex residential use would replace the single-family residential use, which has been on the site for many years and has not overloaded any public utilities. The addition of a second residential unit will increase water and sewer usage but likely not to an extent that would overload public systems in the neighborhood. The Board can find that this condition is met.

5. Section 3.3.3.E.

Any special regulations for the use as may be provided in the Bylaw are fulfilled.

There are no special regulations which apply to the proposed use. The Board can find this condition met.

6. Section 3.3.3.F.

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.

While located in the Industrial district, the proposed duplex dwelling is in a line of both residential structures and other uses along the north side of Dudley Street. There will be no perceivable impact to the integrity or character of the district or the adjoining open space district along the Minuteman Bikeway. The Board can find this condition is met.

7. Section 3.3.3.G.

The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

The pre-existing nonconforming use has been present in this neighborhood at this building and other adjacent buildings for over 80 years and does not impair the integrity or character of the neighborhood. The addition of one additional residential unit to a partially residential block in the industrial district will not cause an excess of residential uses detrimental to the industrial district. The Board can find that this condition is met.

III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

1. EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The existing site has a lawn with trees along the rear and left side lot lines. The trees will not be removed as part of the proposed construction. The front left portion of the lot is within 200 feet of Mill Brook, thus the plantings in that area are under the jurisdiction of the Conservation Commission. The Board may consider adding a condition related to Conservation Commission approval regarding the landscaping in that portion of the site.

2. EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

The proposed duplex dwelling will be similar in scale to the existing two-and three-family dwellings on Dudley Street. The front and rear yard lines abut public ways, and there will be no substantial change to those transitions. The stone wall on Dudley Street will be reconfigured as required for the proposed construction, but it will remain contiguous with the walls on the adjacent properties. The Board can find this condition met.

3. EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

The existing site has large open space areas; however, the open space is not useable by the residents due to the industrial traffic to the front of the site. The proposed renovation and expansion will separate the front and rear portions of the yard. The rear yard extends to the existing chain link fence along the bikeway. That extended yard area does comply with the dimensional requirements for usable open space. As there is no requirement for Usable Open Space in the industrial district, the Board can find this condition met.

4. EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The proposal includes the addition of a second driveway and an expansion of the existing driveway allowing for exterior tandem parking. Additionally, there is one basement-level garage space proposed at the end of each driveway totaling at least two spaces per unit. Each driveway services one side of the duplex exclusively, allowing for orderly vehicular circulation. The Zoning Bylaw does not provide parking minimums for duplex structures.

The Applicant has not proposed exterior bicycle parking spaces, however per Section 6.1.12 there is no minimum number of long- or short-term bicycle parking spaces required for duplex structures.

The Board can find that this condition is met.

5. EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all

stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.

The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

The two proposed driveways will be surfaced with a permeable paver and pitched towards trench drains leading to a subsurface infiltration chamber. The remainder of the site will not be substantially re-graded. The front left portion of the lot is within the 200-foot riverfront zone from Mill Brook. The Applicant is working with a civil engineer to prepare plans for review by the Conservation Commission.

The Board may consider adding a condition related to Conservation Commission approval regarding the surface water drainage for that portion of the site.

6. EDR-6 Security for Stormwater Facilities

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

The proposal will use pervious pavers across the site and in construction of a new driveway which will also employ trench drains and an infiltration chamber, thus mitigating increased storm water impacts and improving surface water drainage over existing conditions. The Board can find that this condition is met.

7. EDR-7 Utility Service

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

Utility access will not change as a result of this proposal. The Board can find that this condition is met.

8. EDR-8 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

As a residential property, there will not be any advertising features apart from house numbers. The Board can find this condition met.

9. EDR-9 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent

their being incongruous with the existing or contemplated environment and the surrounding properties.

As a residential property, there will not be any special features. The Board can find this condition met.

10. EDR-10 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

The proposed duplex dwelling is designed in compliance with the Ninth Edition of the Massachusetts State Building Code and shall not include public or semi-public spaces. The Board can find this condition met.

11. EDR-11 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The building and property are not listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*. The Board can find that this condition is met.

12. EDR-12 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air, and water resources or on noise and temperature levels of the immediate environment.

The expanded building and second driveway will increase the hard-scape coverage on the lot. The driveways will be surfaced with a permeable material to encourage retention of water on the site. A public shade tree will be planted in front of the building to provide shade for the street and front yard areas. Existing trees in the left and rear yards will remain. The Board can find this condition met.

13. EDR-13 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

A LEED checklist was provided for this proposal; however, the Applicant does not intend to submit this project for certification under the LEED for Homes protocols. The proposal is subject to both the specialized stretch code and the fossil fuel free bylaw. The Board can find this condition met.

IV. Findings

1. The ARB may find that the pre-existing nonconforming structure and use may be extended and altered, without being substantially more detrimental to the neighborhood than the existing nonconforming use. (§8.1.1.A)
2. The ARB may find that the nonconforming use of the structure (detached single-family dwelling) may be changed to another nonconforming use (duplex dwelling) not substantially different from the existing use. (§8.1.2.B)
3. The ARB may find that the alteration and extension of the single- or two-family residential structure which increases the nonconforming nature of the structure will not be substantially more detrimental to the neighborhood than the existing use. (§8.1.3.B)
4. The ARB may find that the addition of a driveway directly in front of the structure is necessary and convenient to the public interest. (§6.1.10.F(1))

V. Conditions

A. General

1. The applicant shall receive Conservation Commission approval regarding the surface water drainage plan for the front left portion of the lot that is within the 200-foot riverfront zone from Mill Brook.
2. The applicant shall receive Conservation Commission approval regarding the landscaping plan and plantings for the front left portion of the lot is within 200 feet of Mill Brook.
3. The final design, sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board or administratively approved by the Department of Planning and Community Development.
4. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
5. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
6. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
7. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Article 30 of Town Bylaws.
8. The Applicant shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development. The applicant shall provide evidence that a final plan for drainage and surface water removal has been reviewed and approved by the Town Engineer.

9. Upon installation of landscaping materials and other site improvements, the Applicant shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
10. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.
11. Upon the issuance of the building permit, the Applicant shall file with the Building Inspector and the Department of Community Safety the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.
12. Building signage shall be filed with and reviewed and approved by the Department of Planning and Community Development and Inspectional Services.

2024 MAY 13 2:35 PM
2024 MAY 21 PM 3:13
REQUIRED SUBMITTALS CHECKLIST

One electronic copy of your application is required; print materials may be requested, Review the ARB's Rules and Regulations, which can be found at www.arlingtonma.gov/arb, for the full list of required submittals.



Application Cover Sheet (project and property information, applicant information)



Dimensional and Parking Information Form (see attached)



Impact statement

Statement should respond to Environmental Design Review (Section 3.4) and Special Permit (Section 3.3) criteria on pages 6-8 of this packet); include:

- LEED checklist and sustainable building narrative as described in criteria 12.
- Summary of neighborhood outreach, if held or planned.



Drawing and photographs of existing conditions

- Identify boundaries of the development parcel and illustrate the existing conditions on that parcel, adjacent streets, and lots abutting or directly facing the development parcel across streets.
- Photographs showing conditions on the development parcel at the time of application and showing structures on abutting lots.



Site plan of proposal. Must include:

- Zoning boundaries, if any, and parcel boundaries;
- Setbacks from property lines;
- Site access/egress points;
- Circulation routes for pedestrians, bicyclists, passenger vehicles, and service/delivery vehicles;
- New buildings and existing buildings to remain on the development parcel, clearly showing points of entry/exit;
- Other major site features within the parcel or along its perimeter, including but not limited to trees, fences, retaining walls, landscaped screens, utility boxes, and light fixtures;
- Spot grades or site topography and finish floor level;
- Open space provided on the site;
- Any existing or proposed easements or rights of way.



Drawings of proposed structure

- Schematic drawings of each interior floor of each proposed building, including basements.
- Schematic drawings of the roof surface(s), identifying roof materials, mechanical equipment, screening devices, green roofs, solar arrays, usable outdoor terraces, and parapets.
- Elevations of each exterior façade of each building, identifying floor levels, materials, colors, and appurtenances such as mechanical vents and light fixtures.
- Drawings from one or more prominent public vantage point illustrating how the proposed project will appear within the context of its surroundings.
- Graphic information showing façade materials and color samples.
- Include lighting plan and fixtures if not provided on site or landscaping plan.

ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit Under Environmental Design Review



Vehicle, Bicycle, and Service Vehicle Plans

- Parking and loading plans, including all vehicle and bicycle parking facilities located on the parcel or within a structure, showing dimensions of spaces, driveways, access aisles, and access/egress points. Include line-of-sight and turning radius along with length and type of delivery truck.
- If you are requesting a reduction in the amount of required parking, include a Transportation Demand Management Plan per Section 6.1.5.
- Plans of all bicycle parking facilities located on the lot and within any structure, including dimensions of spaces and access routes and types of bicycle racks.



Sustainable Building and Site Design Elements

- A solar energy systems assessment per Section 6.4, which must include:
 - An analysis for solar energy system(s) for the site detailing layout and annual production;
 - The maximum feasible solar zone area of all structures; and,
 - Drawings showing the solar energy system you propose, with a narrative describing the system, the reasons the system was chosen, and how the system meets the requirements of Section 6.4; or
 - A detailed explanation of why the project meets an exemption of Section 6.4.2.
- LEED checklist and narrative per EDR criterion 13.



Proposed landscaping (*may be incorporated into site plan*)

Schematic drawing(s) illustrating and clearly labels all landscape features, including hardscape materials, permeable areas, plant species, and light fixtures.



Plans for sign permits, if signage is an element of development proposal



Stormwater management plan

(for stormwater management during construction for projects with new construction)



SketchUp Compatible Model, if required



Application fee

(See [Rule 12 of the ARB Rules and Regulations](#) for how to calculate the fee)

FOR OFFICE USE ONLY

Docket #: 3801

_____ Special Permit Granted

Date: _____

_____ Received evidence of filing with Registry of Deeds

Date: _____

_____ Notified Building Inspector of Special Permit filing

Date: _____

2024 MAY 13 P 3 54

COVER SHEET

Application for Special Permit in Accordance with Environmental Design Review

PROPERTY AND PROJECT INFORMATION

- Property Address 61 Dudley Street, Arlington, MA 02476
Assessors Block Plan, Block, Lot No. 55-1-3.B Zoning District Industrial
- Deed recorded in the Registry of deeds, Book 69339, Page 337
or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
- Present Use of Property (include # of dwelling units, if any)
Detached Single-family Dwelling
- Proposed Use of Property (include # of dwelling units, if any)
Duplex Dwelling

APPLICANT INFORMATION

- Applicant:** Identify the person or organization requesting the Special Permit:
Name of Applicant(s) Mark Santini, Gary Santini
Organization Santini Realty Trust
Address 60 Dudley Street Arlington, MA 02476
Street City, State, Zip
Phone 781-648-3900 Email mark@santiniinc.com
- Applicant Interest:** the applicant must have a legal interest in the subject property:
☒ Property owner ☐ Purchaser by land contract
☐ Purchaser by option or purchase agreement ☐ Lessee/tenant
- Property Owner** ☒ Check here if applicant is also property owner
Identify the person or organization that owns the subject property:
Name Mark Santini Title President
Organization Santini Realty Trust Phone 781-648-3900
Address 60 Dudley Street Arlington, MA 02476
Street City, State, Zip
Phone 781-648-3900 Email mark@santiniinc.com

ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit Under Environmental Design Review

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name Mary Winstanley O'Connor Title Principal
 Organization Krattenmaker, O'Connor & Ingber P.C. Phone 617-523-1010 x223
 Address One McKinley Square Boston, MA 02109
Street City, State, Zip
 Phone 617-523-1010 x223 Email moconnor@koilaw.com

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

<u>8.1.1.A</u>	<u>Extension of a nonconforming structure</u>
<u>8.1.2.B</u>	<u>Change in nonconforming uses</u>
<u>8.1.3.B</u>	<u>Extension of nonconforming residential structure</u>
<small>section(s)</small>	<small>title(s)</small>
<u>6.1.10.F(1)</u>	<u>Location of driveway in front of building</u>

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

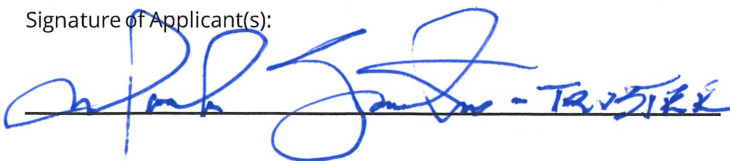
<u>5.6.2.D(2)</u>	<u>Principal facade greater than 10 ft from front lot line</u>
<u>5.6.2.D(3)</u>	<u>Ground floor principal facade less than 50% transparent</u>
<u>5.6.2.D(5)</u>	<u>Proposed benches along Minuteman Bikeway off property</u>
<small>section(s)</small>	<small>title(s)</small>
<u>6.4</u>	<u>Proposed solar area less than 50% of roof area</u>

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, check the options that apply)

The applicant states that Santini Realty Trust is the owner ☒ or occupant ☐ or purchaser under agreement ☐ of the property in Arlington located at 61 Dudley Street, Arlington, MA which is the subject of this application; and that unfavorable action ☐ or no unfavorable action ☒ has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s):



60 Dudley Street, Arlington, MA 02476

Address

781-648-3900

Phone

DIMENSIONAL AND PARKING INFORMATION

Property Location: 61 Dudley Street

Zoning District: Industrial

Applicant: Santini Realty Trust

Address: 60 Dudley Street, Arlington, MA

Present Use/Occupancy: No. of Dwelling Units:
Detached Single-family Dwelling / 1

Uses and their gross square feet:
1,194 SF

Proposed Use/Occupancy: No. of Dwelling Units:
Duplex Dwelling / 2

Uses and their gross square feet:
5,748 SF (2,874 SF per unit)

	Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size	6,210 SF	6,210 SF	min. N/A
Frontage	60 FT	60 FT	min. N/A
Floor Area Ratio ¹	0.19	0.93	max. 3.0
Lot Coverage (%), where applicable	11.2%	30.6%	max. N/A
Lot Area per Dwelling Unit (sf)	6,210 SF	3,105 SF	min. N/A
Front Yard Depth (feet)	33.9 FT	28.9 FT	min. 10 FT
Side Yard Width (feet) right side	7.6 FT	7.5 FT	min. 10 FT
left side	23.9 FT	10.4 FT	min. 10 FT
Rear Yard Depth (feet)	44.9 FT	24.3 FT	min. 10 FT
Height stories	1.5	2.5	stories ² 3.0
feet	27.4 FT	37.8 FT	Feet 39 FT
Open Space (% of G.F.A.) ³			min. N/A
Landscaped (sf)	4,869 SF	3,189 SF	(sf) N/A
Usable (sf)	4,118 SF	0 SF	(sf) N/A
Parking Spaces (#) ⁴	1	2	min. 2
Parking Area Setbacks (feet) (where applicable)	N/A	N/A	min. N/A
Loading Spaces (#)	0	0	min. 0
Bicycle Parking ⁵ short term	N/A	N/A	min. N/A
long term	N/A	N/A	min. N/A

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

MEMORANDUM

Date: May 8, 2024

To: Arlington Redevelopment Board

From: Bryan Poisson

Regarding: 61 Dudley Street – Impact Statement

The existing detached single-family dwelling at 61 Dudley Street was built in 1940. It was purchased by Santini Realty Trust in 1992, and it has been rented as a residence since that time. The Owner contacted Approach³ in 2022 to investigate improving the property. Several attempts were made to design a new structure which could be occupied by a conforming use, but due to it being a small lot (6,210 SF), it was not financially viable to change the property to a commercial or industrial use. Residential remains the best use of the land, and we considered options for renovating the property with the nonconforming use.

Given the need for additional housing in Arlington, the Owners are proposing renovating the existing house and adding to the left side, the rear, and the top to create a duplex dwelling meeting the needs of current residents. However, this change will require the issuance of a special permit addressing several findings as indicated in the Zoning Bylaw. As this property abuts the Minuteman Bikeway, Environmental Design Review by the Redevelopment Board is required. We have identified the following required findings:

- A finding that the pre-existing nonconforming structure and use may be extended or altered, without being substantially more detrimental to the neighborhood than the existing nonconforming structure or use. (§ 8.1.1.A)
- A finding that the nonconforming use of the structure (detached single-family dwelling) may be changed to another nonconforming use (duplex dwelling) not substantially different from the existing use (residential to residential) and not more detrimental to the neighborhood than the existing use. (§ 8.1.2.B)
- A finding that the alteration and extension of the single or two-family residential structure which increases the nonconforming nature of the structure will not be substantially more detrimental to the neighborhood than the existing use. (§ 8.1.3.B)
- A finding that the addition of a driveway directly in front of the structure is necessary and convenient to the public interest. (§ 6.1.10.F(1))

Additionally, approval of this project would require relief from the following requirements:

- *Where feasible, the principal façade of the principal building on the site shall be no more than 10 feet from the front lot line.* In this case, the existing setback is 33.9 ft. and the proposed setback will be 28.9 ft. (§ 5.6.2.D(2))
- *The required minimum transparency of the ground floor principal façade visible from a public right-of-way shall be 50% of the area measured between 2 and 8 feet in height from the level of the finished sidewalk.* This level of transparency is not appropriate for a private residential use. (§ 5.6.2.D(3))
- *The primary building entry shall be connected by an accessible surface to the public sidewalk.* The existing first floor elevation is 7.36 ft. above the elevation of the sidewalk. It would not be practical to provide an accessible surface in this case. As a duplex dwelling, the proposed building is exempt from the requirements of 521 CMR and the ADA. (§ 5.6.2.D(3))

- *Provide a shade tree every 35 linear feet of lot frontage along a public right of way, and to the extent practicable, irrigated planter boxes every 15 linear feet of frontage along a public right of way.* A public street tree will be provided approximately centered between the existing public shade trees on adjacent properties. Where the front yard is landscaped around the proposed driveways, the requirement for irrigated planter boxes would be redundant. Where the left portion of the front yard is within 200 ft. of Mill Brook, plantings within the front yard are under the jurisdiction of the Conservation Commission. (§ 5.6.2.D(5))
- *For lots that abut the Minuteman Bikeway, two (2) benches or similar permanent seating accessible to the public should be located within the yard adjacent to the Bikeway.* There is a fence on town property spanning several lots separating the rear yard from the Minuteman Bikeway. Benches installed in the yard would be inaccessible to the public. The Owners seek to have two (2) benches installed at the public landscaped area behind 71 and 77 Dudley Street, the site of the former Brattle Station, which is accessible from the bikeway and from Brattle Street. (§ 5.6.2.D(5))
- *A project requiring Environmental Design Review shall include a solar energy system that is equivalent to at least fifty percent of the roof area of the building or buildings that are the subject of the review.* This project has a gable roof with a shed dormer on both sides, which limits the area of the roof qualifying as a solar ready zone. The Owners recommend indicating the maximum area of the existing roof as solar ready area. Both roof surfaces would be left in "solar ready" condition with sufficient structural capacity and the necessary conduits connecting the attic with the basement installed to facilitate the future installation of solar panels. (§ 6.4.1)

In support of this application, we make the following statements regarding the required Special Permit findings under Section 3.3.3 of the Zoning Bylaw:

- The use requested is listed as a special permit use in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.* The requested use, while not a listed special permit use, is allowable by special permit with positive findings under Sections 8.1.1.A, 8.1.2.B, 8.1.3.B, and 6.1.10.F(1) as described above.
- The requested use is essential or desirable to the public convenience or welfare.* The maintenance and improvement of the residential stock in Arlington is in the best interest of the town and its residents. Modern, quality housing is more energy efficient and more attuned to current patterns of habitation.
- The requested use will not create undue traffic congestion or unduly impair pedestrian safety.* The addition of a second residential unit on the lot will increase the traffic to the property, but it will not significantly increase the traffic on the street or in the neighborhood. The existing sidewalk in front of the property will remain and be repaired as appropriate.
- The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.* The addition of a second residential unit will increase water and sewer usage but not to an extent that would impact other users on the street or in the neighborhood. There will not be the creation of hazards affecting health, safety, or the general welfare.
- Any special regulations for the use as may be provided in this Bylaw are fulfilled.* There are no special regulations which apply to the proposed use. There are special regulations related to

development in the industrial district in general, and with the exception of the items noted previously, those special regulations will be fulfilled.

- F. *The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.* The proposed duplex dwelling is in a line of residential structures and other uses along the north side of Dudley Street. There will be no perceivable impact to the integrity or character of the district or the adjoining open space district along the Minuteman Bikeway.
- G. *The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.* The addition of one additional residential unit to a partly residential block in the industrial district will not cause an excess of residential uses detrimental to the industrial district. The applicant explored industrial development on the site, but the size of the lot was not conducive to that development.

In further support of this application, we make the following statements regarding the required Environmental Design Review Criteria under Section 3.4.4 of the Zoning Bylaw:

1. **Preservation of Landscape.** *The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.* The existing site is primarily poorly maintained lawn with trees along the rear and left side lot lines. Those trees will not be affected by the proposed construction. After the conclusion of the construction, the topsoil will be amended and replanted as lawn. Where the front left portion of the lot is within 200 ft. of Mill Brook, the plantings in that area are under the jurisdiction of the Conservation Commission. We request the Redevelopment Board consider a condition in regards to the landscaping in that portion of the site.
2. **Relation of Buildings to Environment.** *Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.* The proposed duplex dwelling will be similar in scale to the existing two- and three-family dwellings on Dudley Street. The front and rear yard lines abut public ways, and there will be no substantial change to those transitions. The stone wall on Dudley Street will be reconfigured as required for the proposed construction, but it will remain contiguous with the walls on the adjacent properties.
3. **Open Space.** *All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.* There is no requirement for Usable Open Space in the industrial district. While the existing site has large open areas, they are not conducive to use by the residents due to the industrial traffic to the front of the site. The proposed renovation and expansion will better separate the front and rear portions of the yard, creating a more intimate rear yard protected from the street. The rear yard will be shared by the two units and separated from the adjacent parcels by privacy fences. While the rear yard on the property is just short of meeting the dimensional requirements for counting as usable open space, the yard extends to the existing chain link fence along the bikeway. That extended yard area does comply with the dimensional requirements for usable open space.

4. **Circulation.** *With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties. The front entrance to the renovated and expanded building will be centered on the front of the building and face the public way. It will connect to the sidewalk by a walkway and steps at the edge of the sidewalk. There will be a driveway to either side leading relatively level to basement level parking. There is no connection from the walkway to the driveway except along the sidewalk. Bicycle parking will be in the basement level garages. There will be no direct connection from the rear yard to the bikeway.*
5. **Surface Water Drainage.** *Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas. The front left portion of the lot is within the 200 ft. riverfront zone from Mill Brook. The Applicant is working with a civil engineer to prepare plans for review by the Conservation Commission. The two proposed driveways will be surfaced with a permeable paver and pitched towards trench drains leading to a subsurface infiltration chamber. The remainder of the site will not be substantially re-graded. We request that the Redevelopment Board consider a condition in regards to storm water management.*
6. *In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs. The Applicant does not believe securities would be warranted for a project of this scale.*
7. **Utility Service.** *Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated. The existing detached single-family house is served by overhead electric and cable lines from lines on the opposite side of the street. This is a consistent practice for both commercial and residential properties on the north side of Dudley Street. The Applicant intends to utilize overhead lines for the expanded building. The proposed building will connect to the existing domestic and sanitary sewer lines under Dudley Street with the connecting lines replaced if required. Solid waste disposal will be provided by the town's vendor, Republic Services.*

8. **Advertising Features.** *The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. As a residential property, there will not be any advertising features apart from house numbers.*
9. **Special Features.** *Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties. As a residential property, there will not be any special features. A privacy fence is proposed for the left side lot line between the front of the building and the rear lot line.*
10. **Safety.** *With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act. The proposed duplex dwelling is designed in compliance with the Ninth Edition of the Massachusetts State Building Code, and shall not include public or semi-public spaces.*
11. **Heritage.** *With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties. There are no existing historic, traditional, or significant features present on the site.*
12. **Microclimate.** *With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment. The expanded building and second driveway will increase the hard-scape coverage on the lot. The driveways will be surfaced with a permeable material to encourage retention of water on the site. A public shade tree will be planted in front of the building to provide shade for the street and front yard areas. Existing trees in the left and rear yards will remain.*
13. **Sustainable Building and Site Design.** *Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED®) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED® performance objectives will be incorporated into the project. The Applicant is not intending to submit this project for certification under the LEED for Homes protocols. The project will comply with the renovation and addition requirements of the Stretch Energy Code. A preliminary review of the LEED Checklist indicates that compliance with that code and the requirements of the Zoning Bylaw could lead to a rating of LEED Silver or greater.*

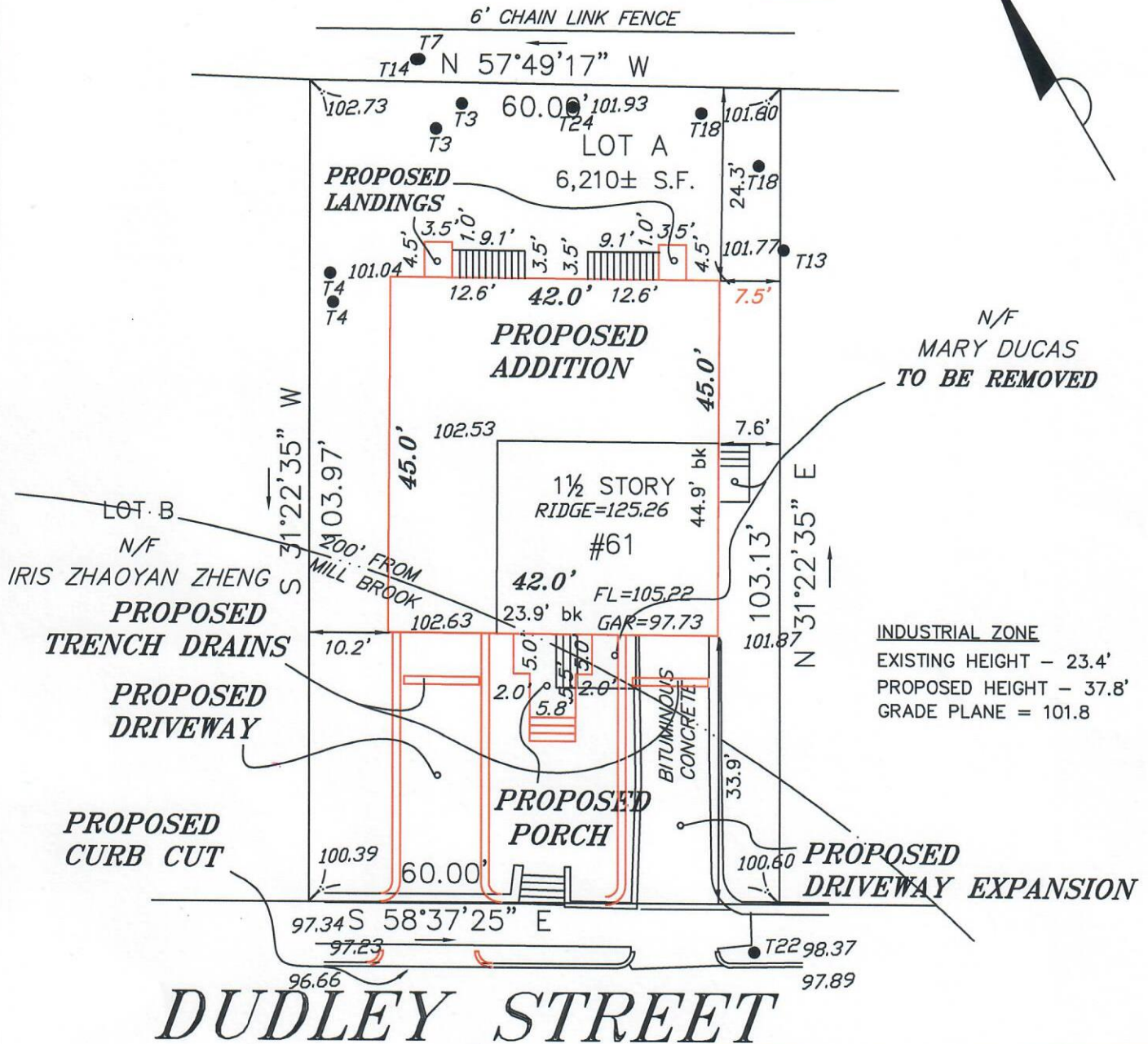
Should the Applicant receive a favorable determination from this Board, there will be a filing for a Notice of Intent with the Conservation Commission in regards to the portion of the front yard within the 200 ft riverfront setback. The Applicant requests that the Board, should it be prepared to vote favorably on


this application, that the special permit be conditioned on favorable action by the Conservation Commission rather than requiring the issuance of the Notice of Intent prior to taking final action.

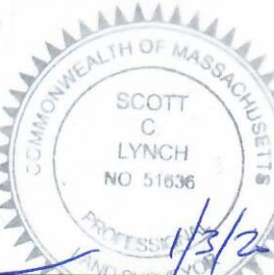
If there are any questions from the Board ahead of the hearing, please let us know so we may prepare appropriate responses.

We thank you for this opportunity to introduce this project to the Board, and we look forward to responding to your questions.

MINUTEMAN BIKEWAY



OWNER: SANTINI REALTY PARTNERSHIP 
I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.



SCOTT LYNCH, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN
#61 DUDLEY STREET
IN
ARLINGTON, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 1/3/2024



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02478
(781) 648-5533
4590PP1.DWG



LEED v4 for Building Design and Construction: Homes and Multifamily Lowrise

Project Checklist

Project Name:

61 Dudley Street - Duplex Dwelling

Date:

March 28, 2024 - Preospective Points

Y ? N

			Credit	Integrative Process	2
12	0	0		Location and Transportation	15
Y			Prereq	Floodplain Avoidance	Required
PERFORMANCE PATH					
			Credit	LEED for Neighborhood Development Location	15
PRESCRIPTIVE PATH					
8			Credit	Site Selection	8
1			Credit	Compact Development	3
2			Credit	Community Resources	2
1			Credit	Access to Transit	2
5	0	0		Sustainable Sites	7
Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
1			Credit	Heat Island Reduction	2
2			Credit	Rainwater Management	3
2			Credit	Non-Toxic Pest Control	2
3	0	0		Water Efficiency	12
Y			Prereq	Water Metering	Required
PERFORMANCE PATH					
3			Credit	Total Water Use	12
PRESCRIPTIVE PATH					
			Credit	Indoor Water Use	6
			Credit	Outdoor Water Use	4
27	0	0		Energy and Atmosphere	38
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
PERFORMANCE PATH					
26			Credit	Annual Energy Use	29
BOTH PATHS					
			Credit	Efficient Hot Water Distribution System	5
			Credit	Advanced Utility Tracking	2
1			Credit	Active Solar Ready Design	1
			Credit	HVAC Start-Up Credentialing	1
PRESCRIPTIVE PATH					
Y			Prereq	Home Size	Required
			Credit	Building Orientation for Passive Solar	3
			Credit	Air Infiltration	2
			Credit	Envelope Insulation	2
			Credit	Windows	3
			Credit	Space Heating & Cooling Equipment	4

EA PRESCRIPTIVE PATH (continued)					
			Credit	Heating & Cooling Distribution Systems	3
			Credit	Efficient Domestic Hot Water Equipment	3
			Credit	Lighting	2
			Credit	High Efficiency Appliances	2
			Credit	Renewable Energy	4
4	0	0		Materials and Resources	10
Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
2			Credit	Durability Management Verification	1
			Credit	Environmentally Preferable Products	4
1			Credit	Construction Waste Management	3
1			Credit	Material Efficient Framing	2
7	0	0		Indoor Environmental Quality	16
Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air Filtering	Required
Y			Prereq	Environmental Tobacco Smoke	Required
Y			Prereq	Compartmentalization	Required
2			Credit	Enhanced Ventilation	3
1			Credit	Contaminant Control	2
3			Credit	Balancing of Heating and Cooling Distribution Systems	3
			Credit	Enhanced Compartmentalization	1
			Credit	Enhanced Combustion Venting	2
			Credit	Enhanced Garage Pollutant Protection	2
1			Credit	Low Emitting Products	3
0	0	0		Innovation	6
Y			Prereq	Preliminary Rating	Required
			Credit	Innovation	5
			Credit	LEED AP Homes	1
0	0	0		Regional Priority	4
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

58	0	0		TOTALS	Possible Points: 110
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Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

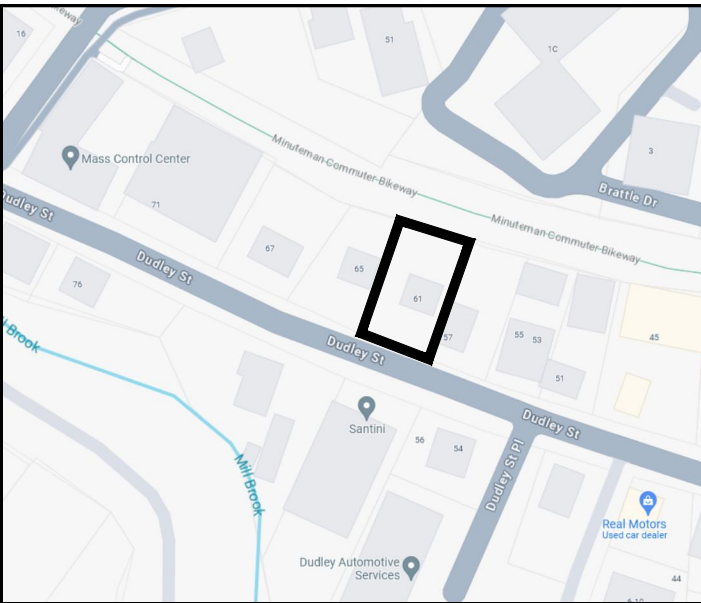
61 Dudley Street Arlington, MA 02476

Environmental Design Review Set
May 8, 2024

Owner Santini Realty 60 Dudley Street Arlington, MA 02476 781.648.3900	Contractor Santini, Inc. 60 Dudley Street Arlington, MA 02476 781.648.3900	Architect Bryan Poisson APPROACH ³ 50 Pinecliff Drive Marblehead, MA 01945 617.688.2407
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DRAWING LIST:

- Z1 ZONING INFORMATION
- A1.0 PROPOSED BASEMENT PLAN
- A1.1 PROPOSED FIRST FLOOR PLAN
- A1.2 PROPOSED SECOND FLOOR PLAN
- A1.3 PROPOSED ATTIC FLOOR PLAN
- A1.4 PROPOSED ROOF / SOLAR PLAN
- AD1.1 EXISTING EXTERIOR ELEVATIONS
 - A2.1 PROPOSED FRONT ELEVATION
 - A2.2 PROPOSED RIGHT SIDE ELEVATION
 - A2.3 PROPOSED REAR ELEVATION
 - A2.4 PROPOSED LEFT SIDE ELEVATION



VIEW FROM DUDLEY STREET



VIEW FROM DUDLEY STREET



VIEW FROM WEST ON DUDLEY STREET



VIEW FROM EAST ON DUDLEY STREET



VIEW FROM MINUTEMAN BIKEWAY



VIEW FROM MINUTEMAN BIKEWAY



VIEW FROM EAST ON MINUTEMAN BIKEWAY



VIEW FROM WEST ON MINUTEMAN BIKEWAY

Zoning Constraints Summary

	REQUIREMENT	EXISTING	PROPOSED	CONFORMING	EXISTING NONCONFORMING	DIFFERENCE	FINDING
LOT AREA (MIN)	-	6,210 SF	6,210 SF	X		-	N/A
LOT FRONTAGE (MIN)	-	60.0 FT	60.0 FT	X		-	N/A
FRONT YARD SETBACK (MIN)	10.0 FT	33.9 FT	28.9 FT	X		18.9 FT	COMPLIES
RIGHT SIDE YARD SETBACK (MIN)	10.0 FT	7.6 FT	7.5 FT		X	-2.5 FT	INCREASE
LEFT SIDE YARD SETBACK (MIN)	10.0 FT	23.9 FT	10.4 FT	X		0.4 FT	COMPLIES
REAR YARD SETBACK (MIN)	10.0 FT	44.9 FT	24.3 FT	X		14.3 FT	COMPLIES
BUILDING HEIGHT (MAX)	39.0 FT	27.4 FT	37.8 FT	X		-1.2 FT	COMPLIES
BUILDING STORIES (MAX)	3.0	1.5	2.5	X		-	COMPLIES
LOT COVERAGE (MAX)	-	11%	30%	X		-	N/A
LANDSCAPED OPEN SPACE (MIN %)	-	414.2%	57.4%			-	N/A
USABLE OPEN SPACE (MIN %)	-	342.9%	25.7%			-	N/A
GROSS FLOOR AREA	-	1,194 SF	5,748 SF			-	-
FLOOR AREA RATIO (MAX)	3.0	0.2	0.9	X		2.1	COMPLIES
ADDITION OUTSIDE FOUNDATION	-	-	-			-	N/A
PARKING SPACES	2	1	2	X		-	COMPLIES
PARKING LOCATION (FRONT YARD)	-	-	-			-	N/A

Zoning Relief Required

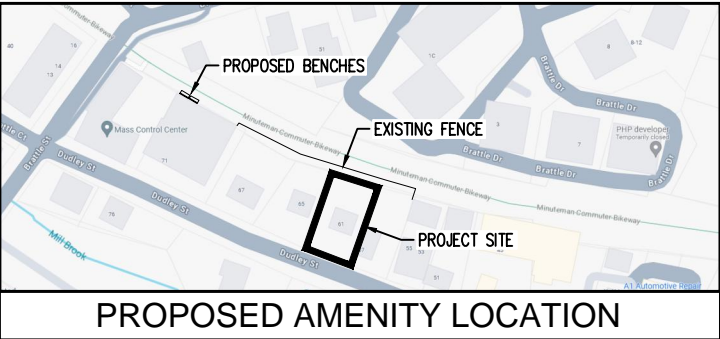
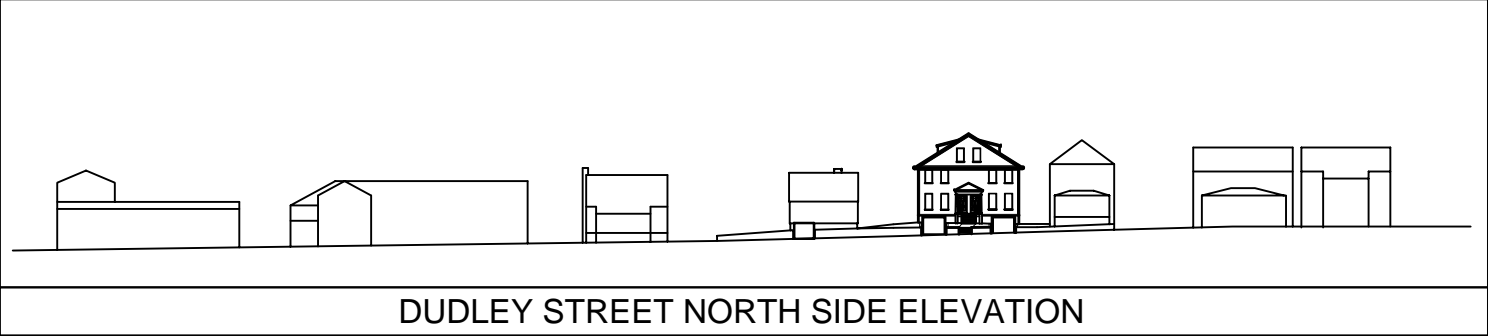
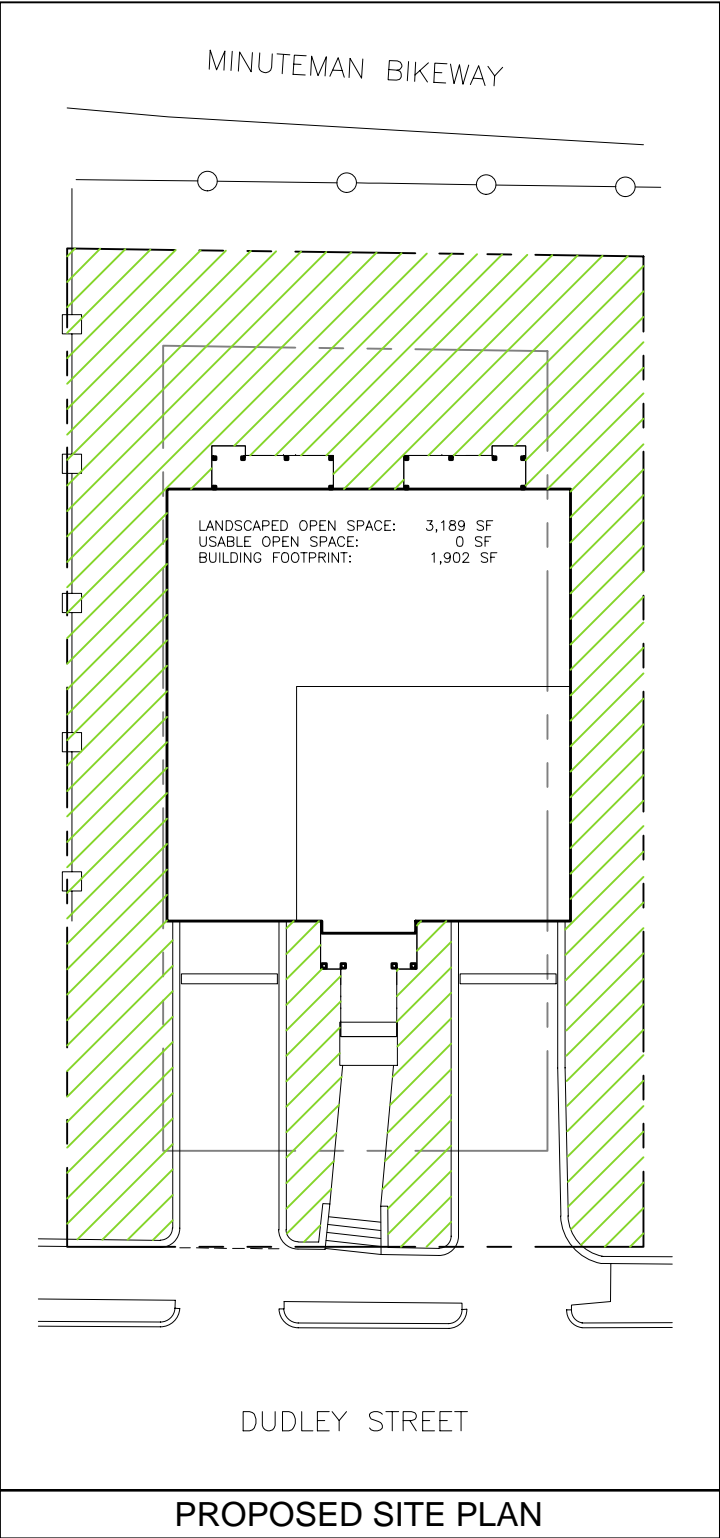
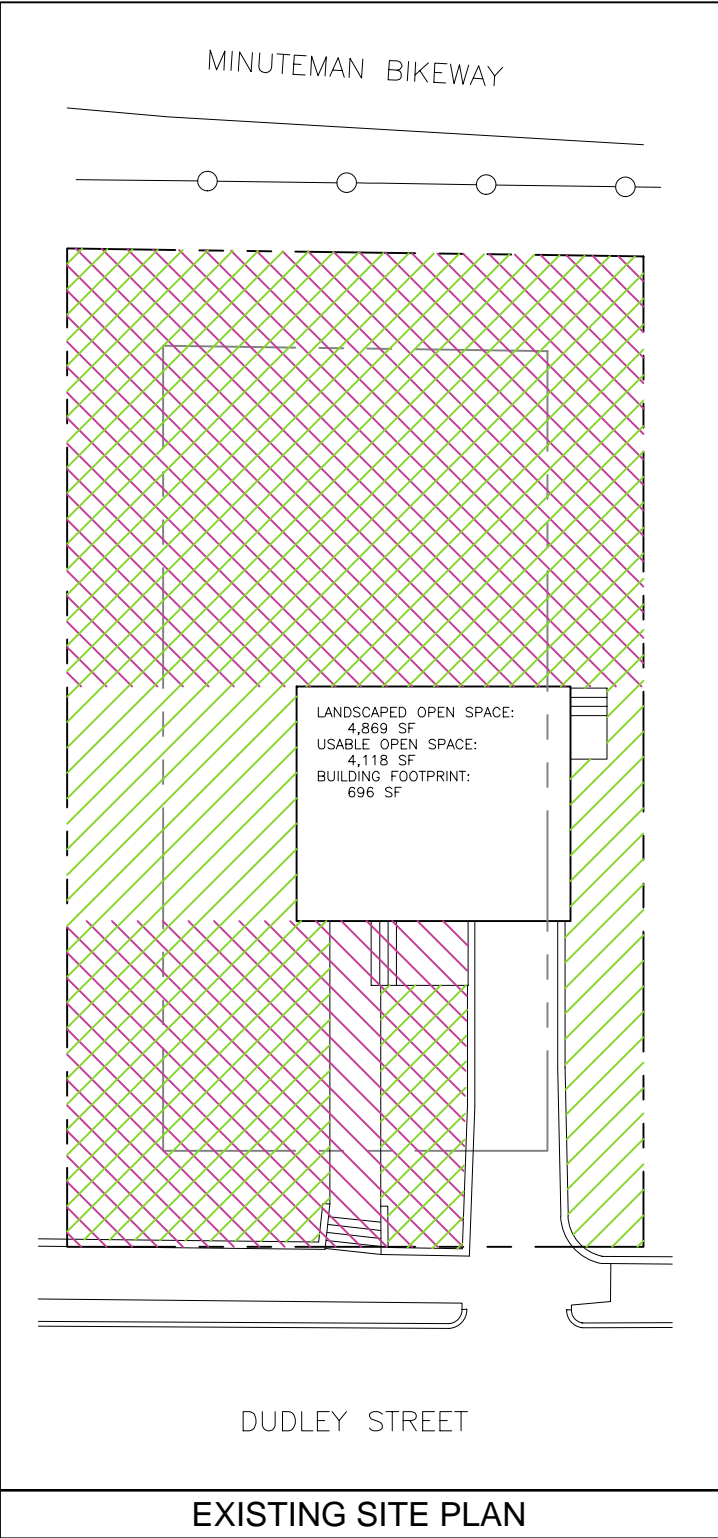
	CITATION	DESCRIPTION
EXTEND NONCONFORMING USE	§ 8.1.1.A	PRE-EXISTING NONCONFORMING STRUCTURES OR USES MAY BE EXTENDED OR ALTERED, PROVIDED, THAT NO SUCH EXTENSION OR ALTERATION SHALL BE PERMITTED UNLESS THERE IS A FINDING BY THE BOARD OF APPEALS THAT SUCH CHANGE, EXTENSION OR ALTERATION SHALL NOT BE SUBSTANTIALLY MORE DETRIMENTAL THAN THE EXISTING NONCONFORMING STRUCTURE OR USE TO THE NEIGHBORHOOD.
CHANGE NONCONFORMING USE	§ 8.1.1.B	ANY NONCONFORMING USE OF [A] STRUCTURE MAY BE CHANGED TO ANOTHER NONCONFORMING USE BY SPECIAL PERMIT PROVIDED THE BOARD OF APPEALS FINDS THAT THE NEW USE IS NOT A SUBSTANTIALLY DIFFERENT USE AND NOT MORE DETRIMENTAL TO THE NEIGHBORHOOD THAN THE EXISTING USE.
EXTEND NONCONFORMING BUILDING	§ 8.1.3.B	NO ALTERATION, RECONSTRUCTION, EXTENSION, OR STRUCTURAL CHANGE TO A SINGLE OR TWO-FAMILY RESIDENTIAL STRUCTURE THAT INCREASES THE NONCONFORMING NATURE OF SAID STRUCTURE SHALL BE PERMITTED UNLESS THERE IS A FINDING BY THE BOARD OF APPEALS THAT THE PROPOSED ALTERATION, RECONSTRUCTION, EXTENSION, OR STRUCTURAL CHANGE WILL NOT BE SUBSTANTIALLY MORE DETRIMENTAL TO THE NEIGHBORHOOD.
DRIVEWAY LOCATION	§ 6.1.10.F(1)	NO PARKING SHALL BE PERMITTED IN THE FRONT YARD NOR SHALL ANY DRIVEWAYS DIRECTLY IN FRONT OF A STRUCTURE BE PERMITTED WITHOUT A FINDING BY THE BOARD OF APPEALS OR THE REDEVELOPMENT BOARD, AS APPLICABLE, THAT THE PARKING OR DRIVEWAY IS NECESSARY AND CONVENIENT TO THE PUBLIC INTEREST.

Development Standards in Industrial Districts

	CITATION	DESCRIPTION
RENEWABLE ENERGY SYSTEMS	§ 5.6.2.D(1)	PROPOSED RESIDENTIAL PROJECT DOES NOT MEET ANY OF THE REQUIREMENTS FOR COMPLIANCE UNDER BULLET POINTS 2 AND 3. COMPLIANCE IS LIMITED TO NEW COMMERCIAL AND MIXED-USE BUILDINGS SUBJECT TO ENVIRONMENTAL DESIGN REVIEW, COMMERCIAL BUILDINGS NOT SUBJECT TO ENVIRONMENTAL REVIEW, AND ADDITIONS NOT SUBJECT TO ENVIRONMENTAL DESIGN REVIEW.
YARDS	§ 5.6.2.D(2)	THE EXISTING PRINCIPAL FAÇADE IS 33.9 FT FROM THE FRONT LOT LINE. A NEW FRONT PORCH WILL REDUCE THE SETBACK TO 28.9 FT. THE ADJACENT HOUSE TO THE LEFT HAS A SIMILAR SETBACK. STORMWATER MANAGEMENT WILL BE REVIEWED WITH THE CONSERVATION COMMISSION. FENCES WITHIN THE YARD SETBACK ABUTTING THE MINUTEMAN BIKEWAY WILL BE LIMITED TO 4 FT.
TRANSPARENCY AND ACCESS	§ 5.6.2.D(3)	THE REQUIREMENTS OF THIS SECTION WITH REGARDS TO THE TRANSPARENCY OF THE GROUND FLOOR PRINCIPAL FAÇADE VISIBLE FROM THE PUBLIC RIGHT OF WAY ARE IMPRACTICAL FOR A RESIDENTIAL BUILDING. THE PRIMARY ENTRANCE WILL FACE THE PUBLIC RIGHT OF WAY. HOWEVER, THE ENTRANCE WILL NOT BE ACCESSIBLE DUE TO THE TOPOGRAPHY AND THE BUILDING BEING EXEMPT FROM STATE AND FEDERAL ACCESSIBILITY REQUIREMENTS.
LIGHTING	§ 5.6.2.D(4)	ALL BUILDING IGHTING SHALL BE DOWNCAST. SITE LIGHTING WILL BE LIMITED TO THE AREAS OF THE FRONT AND REAR ENTRANCES AND THE DRIVEWAYS.
PEDESTRIAN AMENITIES	§ 5.6.2.D(5)	A PUBLIC SHADE TREE WILL BE PROVIDED BETWEEN THE TWO EXISTING PUBLIC SHADE TREES. THE FRONT YARD IS LANDSCAPED IN PLACE OF PLTER BOXES. TWO (2) BENCHES WILL BE PROVIDED ALONG THE MINUTEMAN BIKEWAY.
EROSION AND SEDIMENTATION	§ 5.6.2.D(6)	A TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE APPROVED BY THE CONSERVATION COMMISSION AND IMPLEMENTED FOR THE DURATION OF CONSTRUCTION ACTIVITIES.
EXCEPTIONS TO MAXIMUM HEIGHT	§ 5.6.2.D(7)	THIS PROJECT IS NOT SEEKING TO EXTEND THE MAXIMUM HEIGHT BEYOND 39 FT.

Site Development Standards

	CITATION	DESCRIPTION
OFF-STREET PARKING	§ 6.1.1-11	ONE (1) PARKING SPACE PER DWELLING. NO LOADING REQUIRED FOR RESIDENTIAL. NO REDUCTION IN PARKING REQUESTED. DRIVEWAY IN FRONT OF BUILDING LEADING TO INTERIOR PARKING REQUIRES APPROVAL OF REDEVELOPMENT BOARD. INTERIOR PARKING ARE WILL HAVE PERMANENT SURFACE. DRIVEWAYS SHALL BE OF A PERVIOUS MATERIAL.
BICYCLE PARKING	§ 6.1.12.D	NO MINIMUM NUMBER OF BICYCLE SPACES REQUIRED.
SIGNS	§ 6.2.1.E	ONLY EXEMPT SIGNS (BUILDING NUMBERS) ARE TO BE PROVIDED.
PUBLIC SHADE TREES	§ 6.3	PUBLIC SHADE TREE TO BE PROVIDED AS DETAILED ABOVE.
SOLAR ENERGY SYSTEMS	§ 6.4	A SOLAR ENERGY SYSTEM THAT IS EQUIVALENT TO AT LEAST FIFTY PERCENT OF THE ROOF AREA OF THE BUILDING IS TO BE PROVIDED. THE ACHIEVABLE PERCENTAGE IS 46.4%.
AFFORDABLE HOUSING	§ 8.2	NOT APPLICABLE TO PROJECTS WITH FEWER THAN SIX DWELLING UNITS.



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ARCHITECTURE • CONSULTING • REAL ESTATE

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Client:

Santini Realty Trust
61 Dudley Street
Arlington, MA 02476

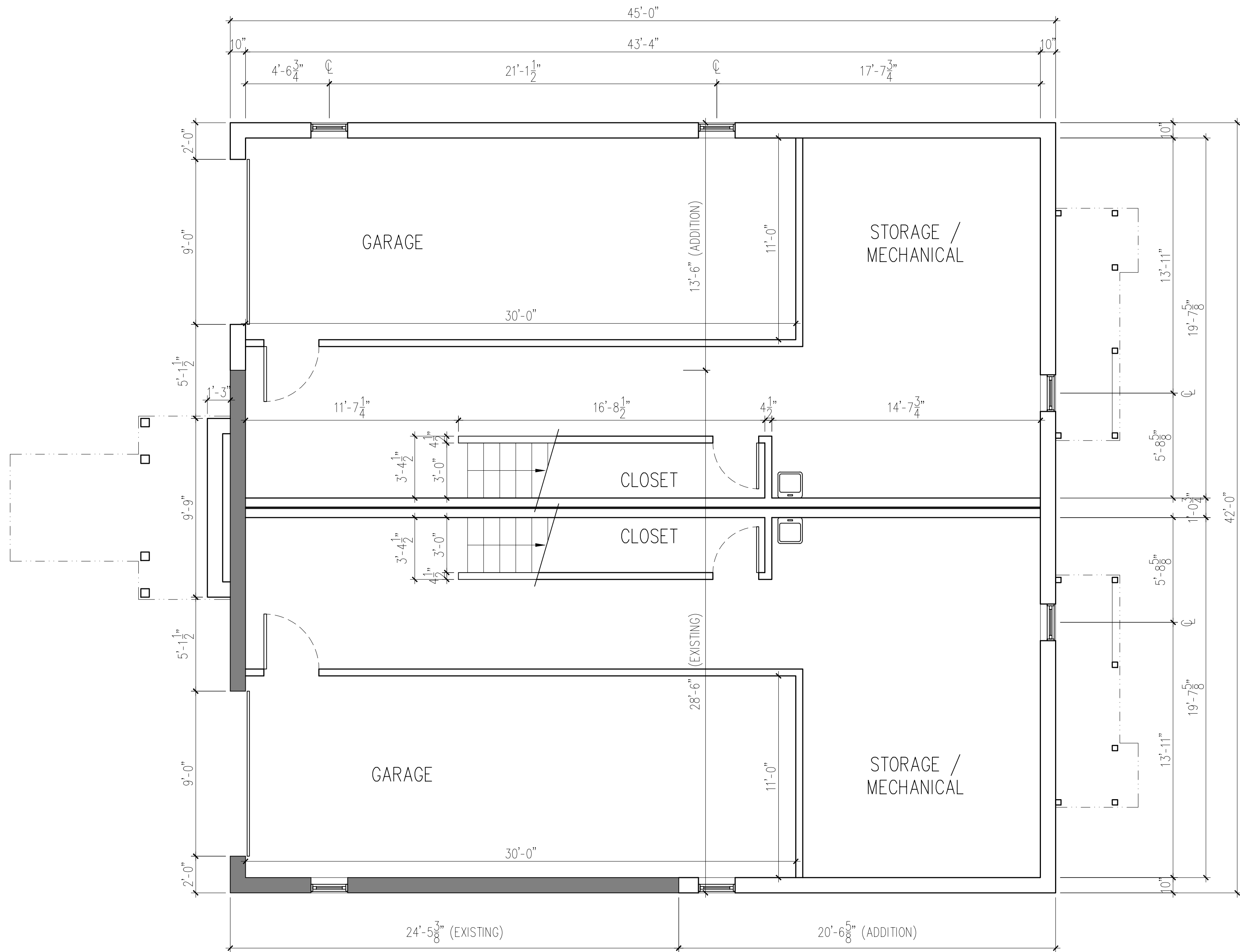
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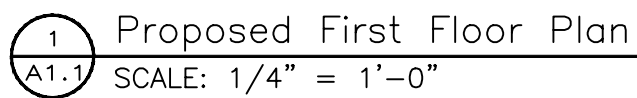
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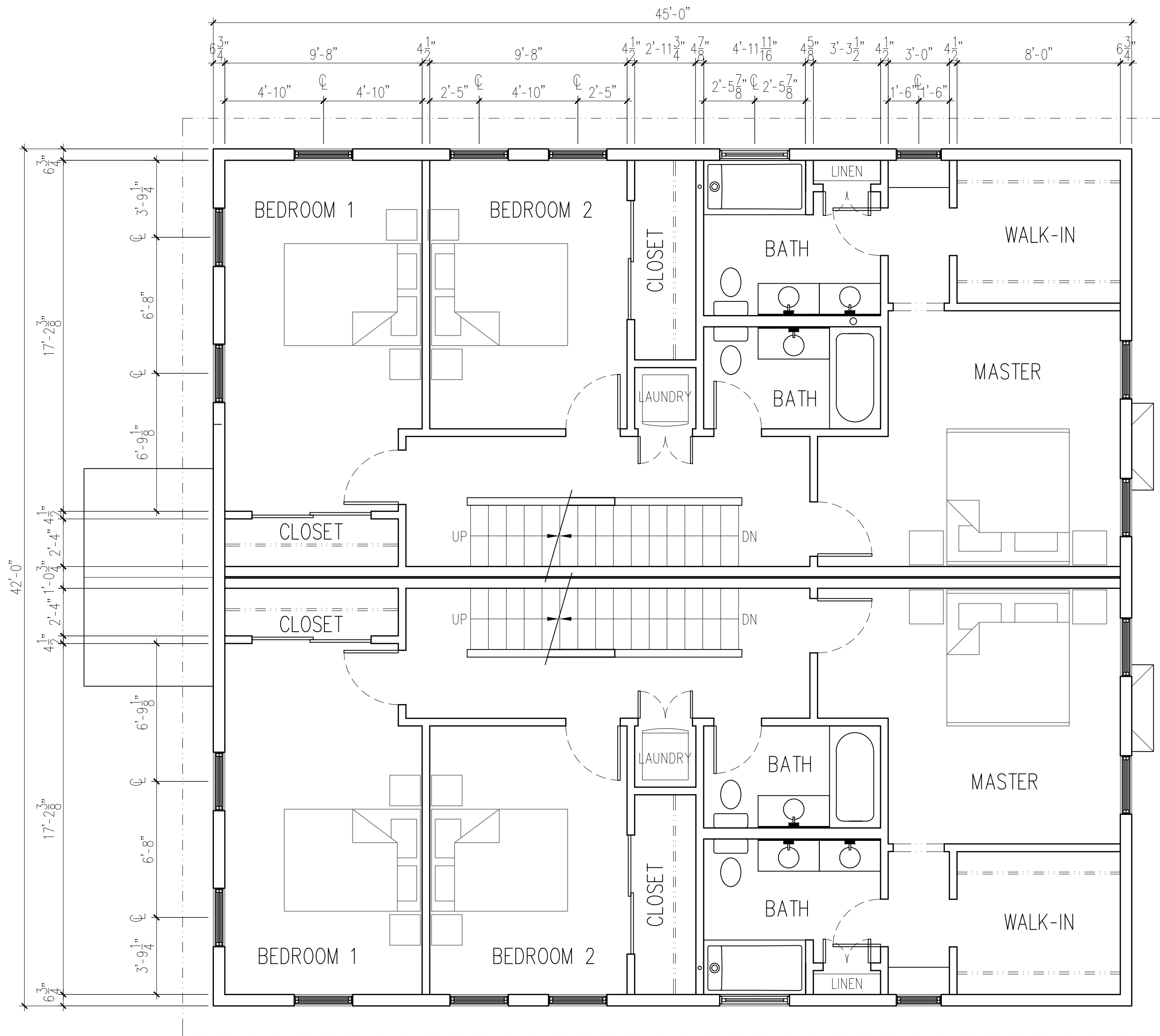
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Architect: CMK

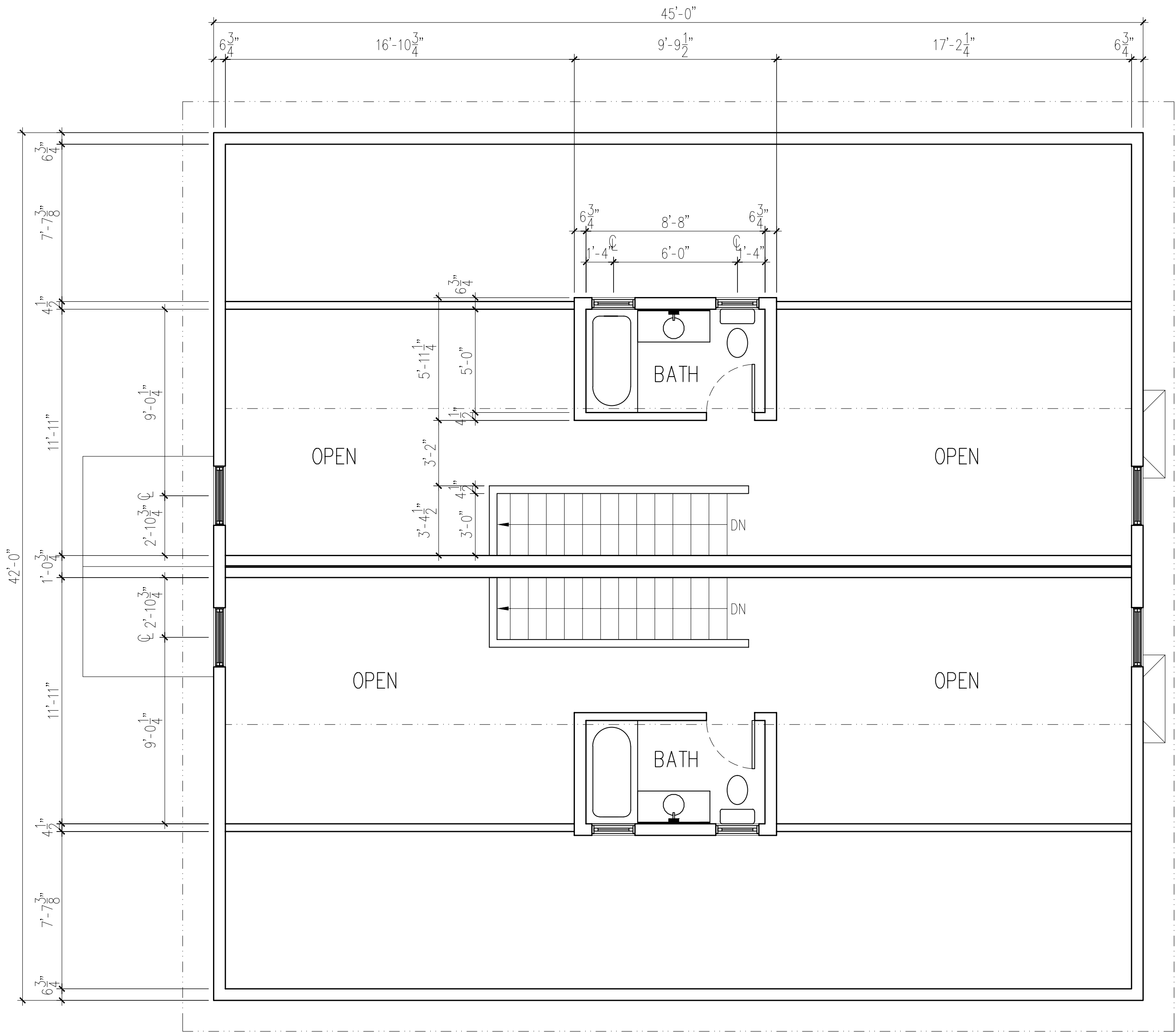
Revisions:

Z1









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File No. 2401
Architect: CMK
Revisions:

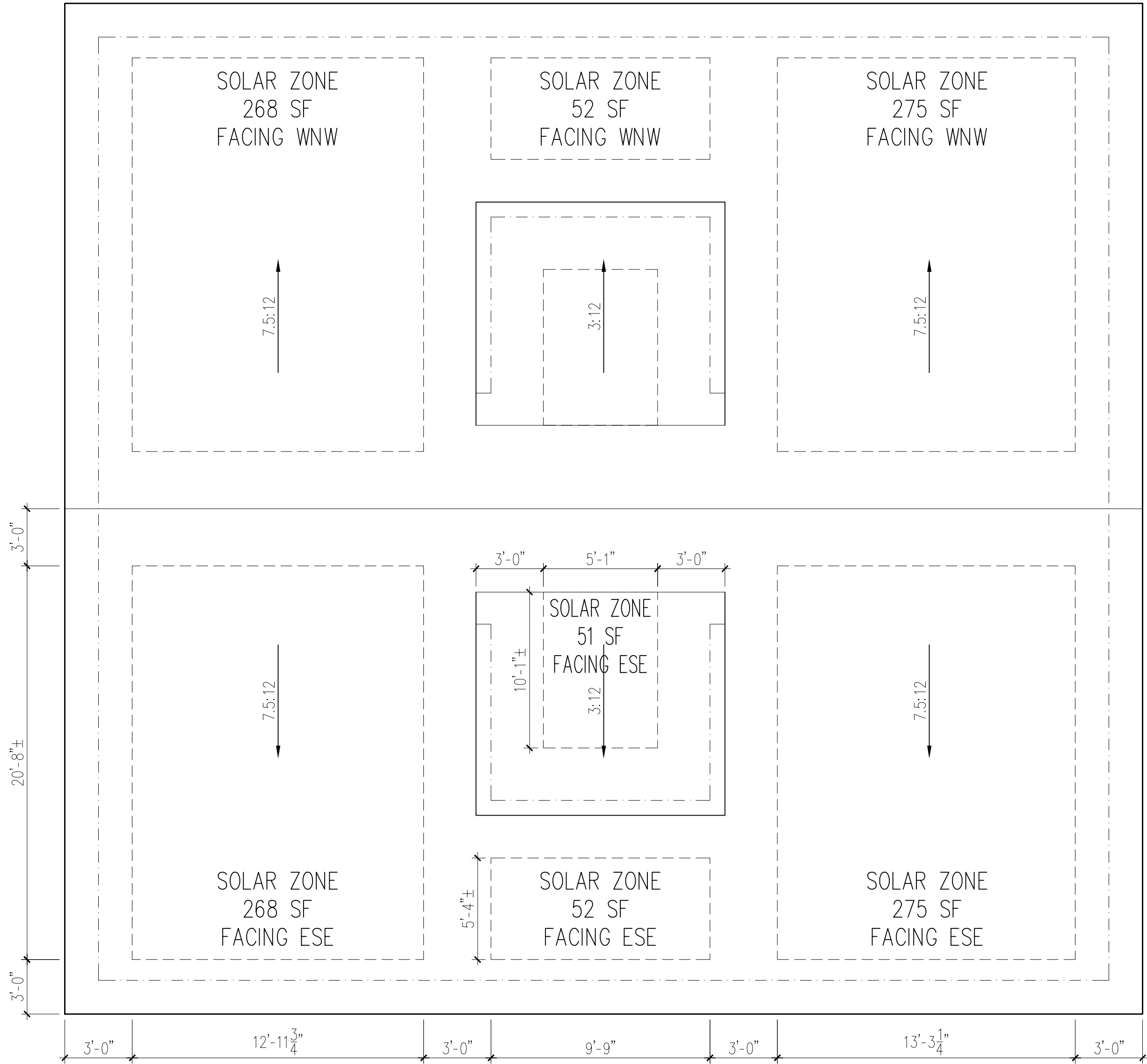
Attic Floor
Construction Plan

Santini Realty Trust
61 Dudley Street
Arlington, MA 02476

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A1.3

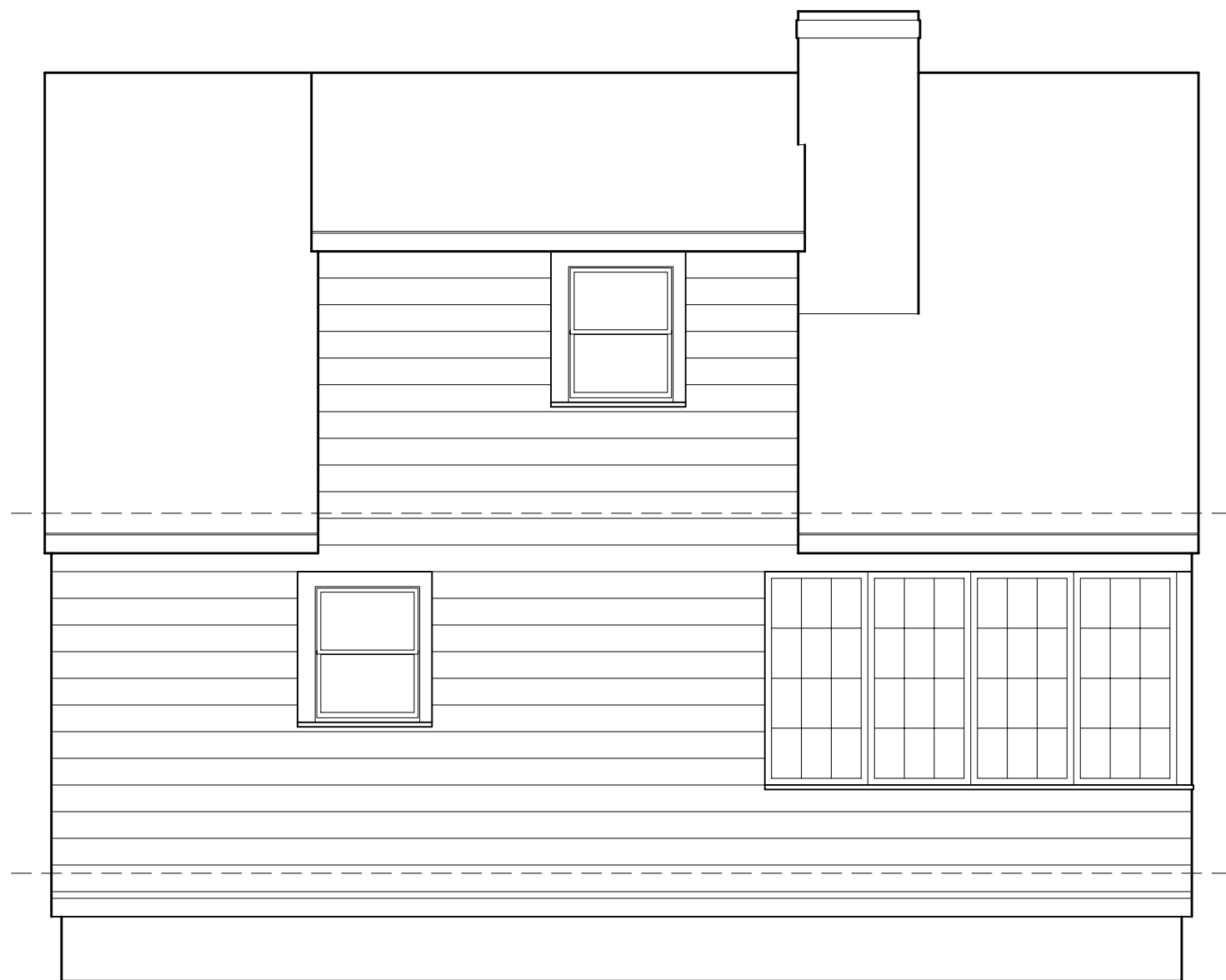




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SCALE: 1/4" = 1'-0"



2 Existing Right Side Elevation
SCALE: 1/4" = 1'-0"



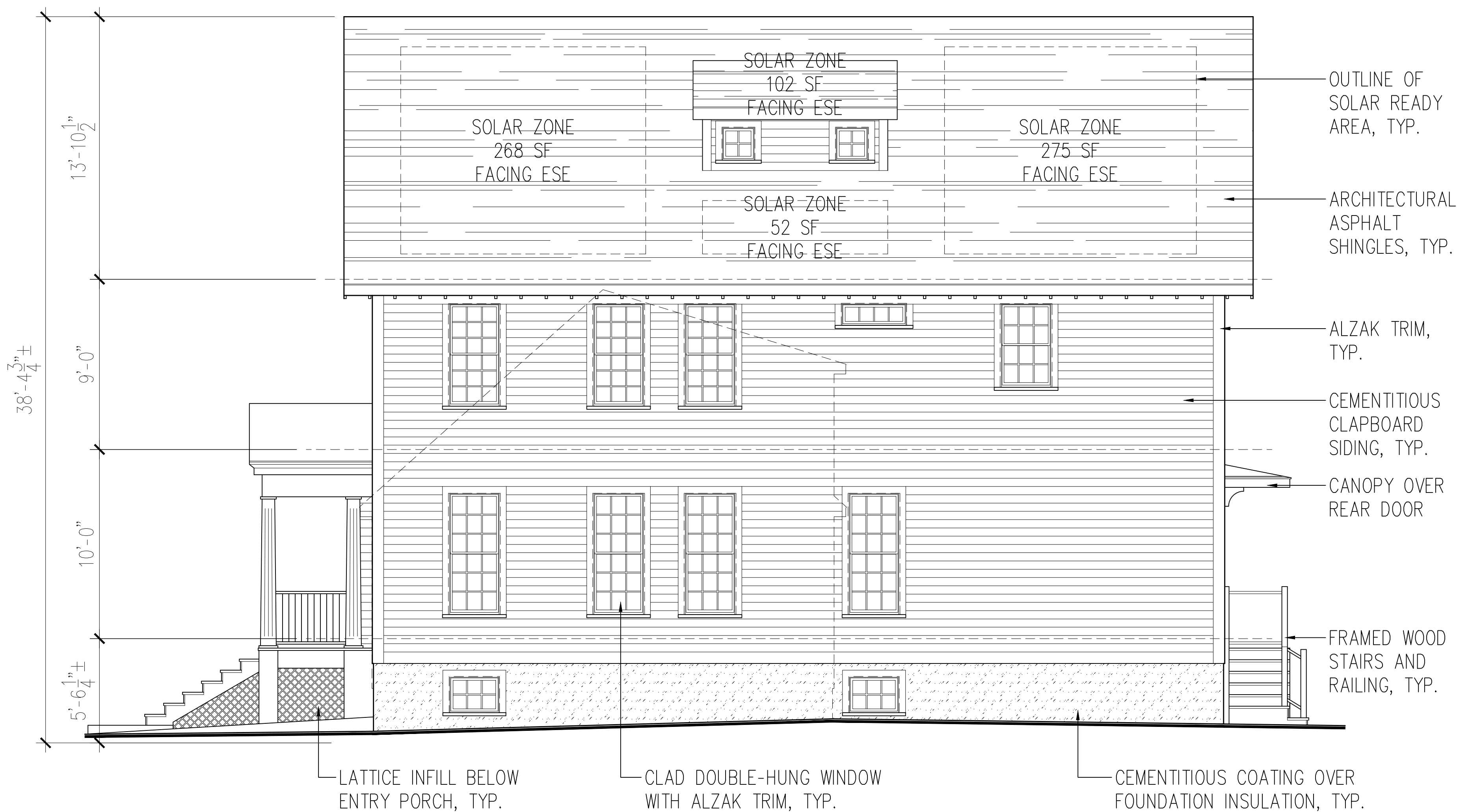
3 Existing Rear Elevation
SCALE: 1/4" = 1'-0"



4 Existing Left Side Elevation
SCALE: 1/4" = 1'-0"



1 Proposed Front (Street) Elevation
A2.1 SCALE: 1/4" = 1'-0"



1 Proposed Right Side Elevation
A2.2 SCALE: 1/4" = 1'-0"



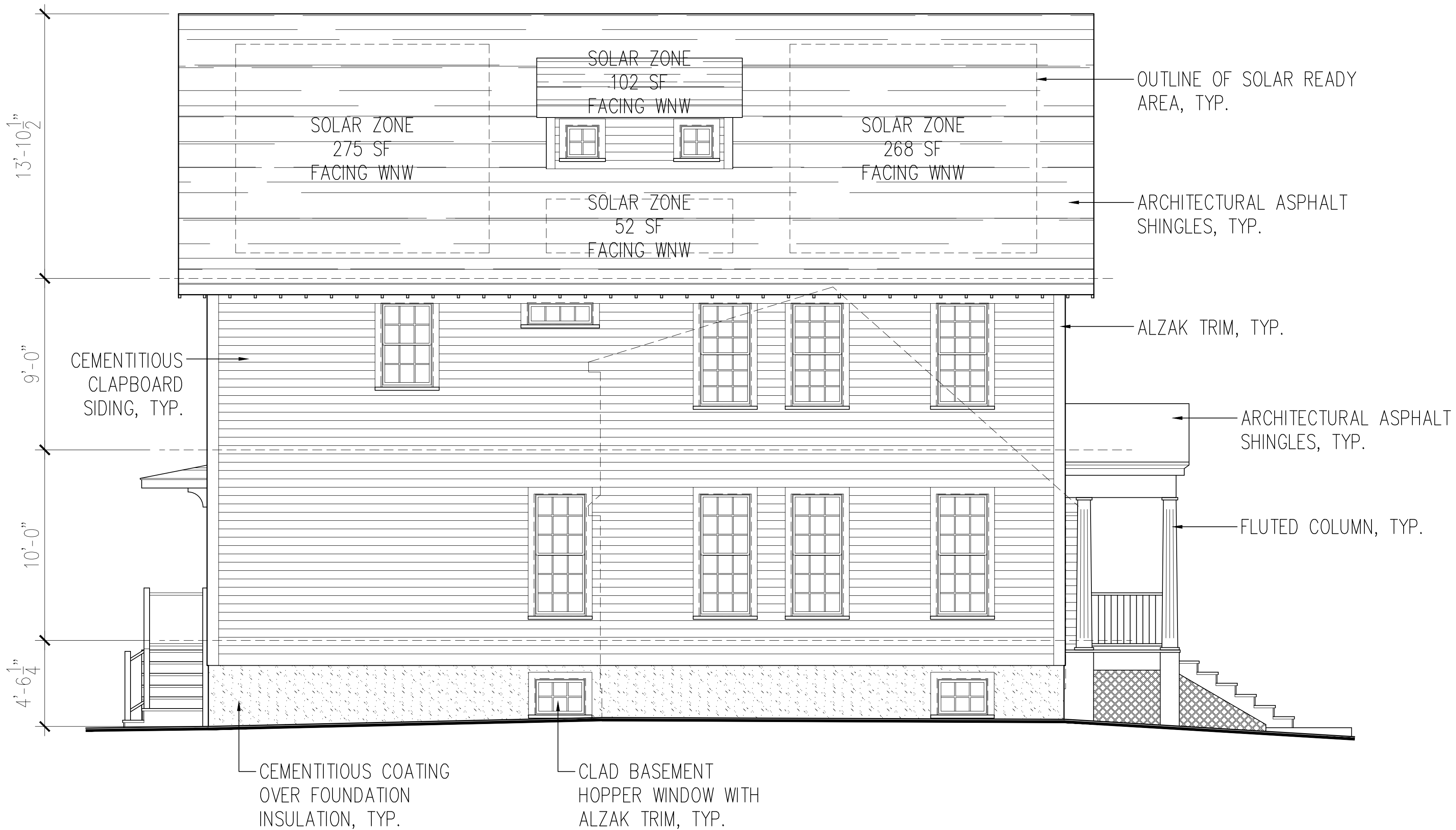
CEMENTITIOUS COATING
OVER FOUNDATION
INSULATION, TYP.

CLAD DOUBLE-HUNG
WINDOW WITH ALZAK
TRIM, TYP.

CEMENTITIOUS
CLAPBOARD SIDING, TYP.

ALZAK TRIM BOARD, TYP.

CEMENTITIOUS COATING OVER
FOUNDATION INSULATION, TYP.



1 Proposed Left Side Elevation
A2.4 SCALE: 1/4" = 1'-0"



○ Rendered Front Elevation
SCALE: 1/8" = 1'-0"